

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – March 22, 2017

Members Attending

Bryan Lee, Arts Council
Daniel McElmurray, PPW
Eleanor Burke, HDLC
Miriam Lemann, CPA
Stephen Kroll, CPC
William Gilchrist, Place-Based Planning, PBP

Presenters/Guests (*See sign in sheets at the end of the meeting minutes)

David A. Deis, EYP Stanley Beaman & Sears
Ray Bergeron, Raymond C. Bergeron Architects
Rodney Ratliff, Ratliff Architects

1. **Consideration:** Minutes from March 8, 2017, DAC meeting.

There was no discussion.

Motion: A motion for **Approval** of the minutes was made by PPW, seconded by HDLC and adopted.

CPC ITEMS:

2. **DESIGN REVIEW 002-17**– Renovation of an existing structure into a mixed-use development with more than 40k square feet of floor area (deferred from February 22nd meeting). (BD)

Location: 3101 Tulane Avenue

Submitted by: Raymond Bergeron, Architect

Contact: rcbarch@cox.net

CPC staff explained that the project had been reviewed at the February 1st and 22nd meeting and was deferred to allow the applicant to make the revisions requested by the DAC.

The applicant stated that he met with the client and that while the floorplan and elevation would stay the same, client agreed to the committee's recommendation of a flat roof. Due to stormwater problems a design of a slant roof with a capture reservoir was presented.

The representative from the Historic Districts Landmarks Commission questioned if some of the corner columns were structural or were cantilevered to leave an open-ended effect. The applicant said they were structural. The representative from Place-Based Planning asked what

were requirements for the stairwell on Tulane Avenue, and CPC staff said it was a design standard in the CZO for the building to have a corner stairwell. It was suggested that the bicycle rack be moved to put stairs on the corner of the building. The representative from Parks and Parkways stated that the project would need four (4) large shade trees or six (6) small trees on Tulane, thirteen (13) small trees on Salcedo, nine (9) small trees on Baudin, and two (2) large or three (3) small trees on S. Lopez. The representative also said that city standard details need to be included with the landscaping plans.

Motion:

A motion for **Approval** of the project, with the accepted recommendations re: landscape, stairs and staff approval of materials, was made by PBP, seconded by CPA and adopted.

3. **Consideration: DESIGN REVIEW 018-17** – New construction of a parking garage on a medical campus in the enhancement corridor design overlay district with over 100' of frontage and more than 40k square feet of floor area. (BD)

Location: 210 State Street

Submitted by: David Deis, Stanley Beaman & Sears

Contact: david@sbs-architecture.com

CPC staff briefly presented the project. The applicant explained that the project was the first of a multi-phase project to expand the Children's Hospital to the Marines Hospital creating one campus. Phase one is to build a parking deck on the State Street property in preparation of the construction of the lobby pavilion and bridge in Phase two. The applicant stated that the landscape design for the entire project would be completed by June and that all existing trees would be kept. Meetings and discussions were held with various community groups and the applicant stated they were working hard to accommodate those groups' requests to merge the historic with the new. The application stated that they had a self-imposed height restriction for the parking deck, which would provide 400 parking spaces. The red brick on the Tchoupitoulas side was included to keep consistent with the existing historic brick buildings and wall.

The representative from Place-Based Planning requested to get the plans in as early as possible. The representative from Arts Council felt the plans were going in an appropriate direction, but questioned how the design would activate the ground level and the streetscape. The representative from Historic District Landmark Commission stated that HDLC had been meeting with the applicant to maintain the historic aspect to the project. The representative was also concerned about the brick on the building on the Tchoupitoulas side of the building and thought a green wall would soften the impact. The representative from Parks and Parkway felt that mesh would be more appropriate on that side. PPW also requested landscape plans for the entire site.

HDLC and PBP summarized the requested modification and additional information they would like the design team to provide, which includes the following: landscape plans, sign locations, a figure ground diagram for the campus, revised elevations of the parking garage that responses to the comments on material selection, imagines on the Tchoupitoulas-side of the parking

garage that shows how it relates to the existing structures, and plans that show the ground activity at the edge of the parking garage.

Motion:

A motion for **Deferral** of the project to the next meeting for the applicant can provide revised plans that address the Committee's comments, was made by HDLC, seconded by PPW and adopted.

4. **Consideration: DESIGN REVIEW 026-17** – New construction of a clinic in the enhancement corridor design overlay district and the corridor transformation design overlay district with over 100' of frontage. (TA)

Location: 6101 Elysian Fields Avenue

Submitted by: Rodney Ratliff

Contact: Rodney@ratliffarchitects.com

CPC staff introduced the project. The applicant briefly presented the plans for the medical clinic. This structure is one of two commercial buildings planned for this property, and the architect state how he is trying to accommodate both the property owner's and the tenant's needs in the design of this building. The applicant stated that the main entrance for the structure will be in the rear, but that they added a porch to the Elysian Fields side to give the structure more of a front.

The representative from the Parks and Parkway stated that the Elysian Fields side would need to be reworked regarding windows. The representative also noted that there were no public right of way trees in the plan and requested 4-5 live oaks on Elysian Fields, and 4-5 shade trees on Madrid. The City Planning Commission planner mentioned that there was a 12' ceiling height requirement that was not being met, a window requirement of 50% not being met and that Elysian Fields must be the main entrance, which was not how it was presented in the plans. CPC also stated that the applicant would have to provide a floor plan for the proposed structure. The representative from CPA asked what type of medical clinic it was going to be, to which the applicant said dialysis, and the representative suggested they look at the clinic on Freret at Louisiana for how to handle the window and entrance issues.

Motion:

A motion for **Deferral** of the project to the next meeting for the applicant can provide revised plans that address the Committee's comments, was made by PPW, seconded by PBC and adopted.